

PENDING DECISIONS LIST

WEEK 29 2016
22 July 2016 to 29 July 2016

BEDFONT, FELTHAM & HANWORTH AREA**Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	92 Ellington Road, Feltham, TW13 4RG	Feltham West	00394/92/P1	rupinder.dhoot@hounslow.gov.uk
Proposal	Erection of a front porch, a single storey rear extension and a rear roof extension incorporating hip to gable conversion and two front roof windows to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - The single storey rear extension by reason of its excessive depth would harm to neighbours' light overshadowing and outlook. - Inappropriate design, mass, bulk and position would harm to the character of the property and surrounding street scene.			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	335 Bedfont Lane, Feltham, TW14 9SD	Bedfont	00094/335/P1	rupinder.dhoot@hounslow.gov.uk
Proposal	Erection of a single storey rear extension and a rear roof extension incorporating hip to gable conversion and two front roof windows to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Inappropriate design, mass and bulk would not be subordinate to the main house and would harm the character of the area.			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	473 Redford Close, Feltham, TW13 4TP	Feltham West	01683/473/P1	rupinder.dhoot@hounslow.gov.uk
Proposal	Erection of a two storey rear extension to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Depth, height and design would harm to neighbours' light and outlook and the appearance of the area contrary to the Residential Extension Guidelines			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
4	195 Hounslow Road, Hanworth, TW13 6AD	Hanworth	00632/195/P1	rupinder.dhoot@hounslow.gov.uk
Proposal	Formation of vehicle access with associated hard standing			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - The crossover would conflict with a bus stop which would harm highway safety. The site is in a cycle upgrade area where a cycle lane will be introduced, the access would conflict with this. There is existing off street parking available to the rear of the site			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
5	184 Hounslow Road, Feltham, TW14 0BW	Feltham North	00631/184/P3	katy.marks@hounslow.gov.uk
Proposal	Erection of a single storey side extension			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - The site is on a prominent street corner. The extension would not be set in from the side boundary and would not be set back from the front as recommended by the Residential Extensions Guidelines and would therefore harm the street scene. Note: If acceptable amendments are received to reduce the width of the extension and redesign the roof of the extension, permission may be recommended under delegated authority			
Outcome				

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	6 Amesbury Road, Feltham, TW13 5HJ	Hanworth Park	00035/6/P2	rupinder.dhoot@hounslow.gov.uk
Proposal	Creation of vehicular access to the flat			
No. of submissions: 1	<u>Summary of Objections:</u> - There is a street light outside the site - Junction visibility splay - Corner view blocked by bushes- not safe for crossover - Front garden should have a one-metre distance from front wall to crossover <u>Summary of reasons for approval</u> - The access has been moved so as not to harm highway safety and or interfere with the existing lighting column. - A one-metre pedestrian path has been included as well as soft landscaping.			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	71 Harlington Road West, Feltham, TW14 0JG	Feltham North	00561/71/P3	katy.marks@hounslow.gov.uk
Proposal	Erection of a single storey side and rear infill extension incorporating part front garage to the house			
No. of submissions: 1	<u>Summary of objections</u> - Concerns regarding structural damage and removal of joined existing garages - Query regarding the use of garage as will not be big enough for car storage. - Could become HMO - Additional strain on parking opportunities <u>Summary of reasons for approval</u> - The structural concerns are not a planning matter and the demolition is only proposed to the garage on the applicant's property - The garage may not be large enough for a car but one car parking space would be retained to the front of the property - The property appears to be a single family dwelling this application does not seek to alter the use and would not result in an increase in numbers of cars - The proposed extension would not result in any harm to neighbours and would be appear in keeping with the character and appearance of the property			
Outcome				

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	160 Staines Road, Feltham, TW14 9ED	Feltham North	OUTB/2016/00261	Baldeep.chana@hounslow.gov.uk
Breach	Construction of a double storey outbuilding			
Proposed remedy	• Demolish double storey outbuilding • Remove all resultant debris from the Land			
Outcome				

PENDING DECISIONS LIST

WEEK 29 2016
22 July 2016 to 29 July 2016

CENTRAL HOUNSLOW AREA**Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	158 Bulstrode Avenue, TW3 3AG	Hounslow West	00170/158/P2	tom.bradfield@hounslow.gov.uk
Proposal	Erection of a two storey side extension and a single storey rear extension to convert a single dwelling property to three separate dwellings.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - The original floor area of the property is 88 sq m, significantly less than the 130 sq m required by policy SC6. No family-sized dwellings are proposed. The proposal is unacceptable in principle. - Lack of information about car parking and the parking stress on the area, lack of details of cycle and waste/recycling storage. - The rear extension would harm to neighbours' light and outlook and be out of proportion with the host property harmful to the character and appearance of the area contrary to the Residential Extension Guidelines.			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	71 Bulstrode Road, TW3 3AN	Hounslow West	00172/71/P2	tom.bradfield@hounslow.gov.uk
Proposal	Retrospective application for the erection of a pitched roof on the existing outbuilding to the rear of the house			
No. of submissions: 2	<u>Summary of objections</u> - The roof would be too high <u>Summary of likely reasons for refusal</u> - The roof would be of a size, scale and design that would be unacceptable, appearing visually intrusive and detrimental to the character and appearance of the area.			
Outcome				

Wards: Hounslow Central – Hounslow Heath – Hounslow South – Hounslow West

Item	Address	Ward	Ref. No.	Case officer details
3	142 Grove Road, Hounslow, TW3 3PT	Hounslow Heath	00530/142/P3	rupinder.dhoot@hounslow.gov.uk
Proposal	Erection of a two storey part side and part rear extension incorporating a hip to gable roof conversion, single storey rear infill extension and alterations to roof of existing single storey side and rear structure.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Inappropriate design, mass, bulk and position would harm to the character of the existing property, unbalance the pair of semi-detached houses and harm the street scene. Cramped and excessive development of the site.			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
4	120 Woodland Gardens, TW7 6LR	Hounslow South	01228/120/P7	melek.ergen@hounslow.gov.uk
Proposal	Erection of a single storey side extension to the house.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Harm to the appearance of the area, design contrary to the Residential Extension Guidelines.			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
5	40 Charter Crescent, Hounslow TW4 6AY	Hounslow West	00235/40/P1	kiri.shuttleworth@hounslow.gov.uk
Proposal	Erection of a two storey side extension and single storey front and rear extensions			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Excessive scale and cumulative impact by design, mass and siting, in particular the inclusion of a front extension, harm the street scene and fail to remain subordinate to the main house contrary to the Residential Extension Guidelines. - Harm to neighbours' light and outlook Note: If acceptable amendments set the side extension back and reduce the rear extension to three metres deep permission may be recommended under delegated authority			
Outcome				

Wards: Hounslow Central – Hounslow Heath – Hounslow South – Hounslow West

Item	Address	Ward	Ref. No.	Case officer details
6	116 Bath Road, Hounslow TW3 3EH	Hounslow West	00083/116/P5	kiri.shuttleworth@hounslow.gov.uk
Proposal	Formation of a vehicular access			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Adequate visibility splays not shown. The proposal would harm highway safety Note: If acceptable amendments relocate the access further west, provide adequate vision splays, remove the railings and reduce the front wall height to 600mm and install a separate pedestrian access the application may be approved under delegated authority.			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
7	Unit 6, 141-149 Staines Road, TW3 3JB	Hounslow West	01054/141-149/P30	katy.marks@hounslow.gov.uk
Proposal	Change of use of ground floor commercial unit from B1 to A2 (estate agent and mortgage advisors)			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - The applicant has failed to show that this is a suitable location for new A2 use which should be directed within the Town Centre Note: If additional information (in the form of a sequential test) is received which justifies the location of the A2 use, the application may be approved under delegated authority.			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
8	50-52 Munster Avenue, TW4 5BQ	Hounslow Heath	00778/50-52/P4	katy.marks@hounslow.gov.uk
Proposal	Erection of a two storey rear extension to No 50, a first floor rear extension to No 52 and rear roof extensions to both properties with hip to gable conversion			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - The rear dormer element would be excessive and dominate the rear roof slope of both properties. The excessive depth extending over the flat roof of the proposed first floor rear extensions, resulting in a bulky extension out of keeping with the scale and character of the original property and would not remain subordinate to it.			
Outcome				

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	15 Heathdale Avenue, Hounslow, TW4 7HD	Hounslow West	00587/15/P1	matthew.rees@hounslow.gov.uk
Proposal	Conversion of garage into habitable room and erection of a single storey side and rear infill extension attached to the garage and erection of a single storey outbuilding at the rear garden of the house			
No. of submissions: 1	<u>Summary of objections:</u> - The use of the garage as habitable accommodation would be harm the living conditions of neighbours and the area in general - The extension exceeds depth recommended as acceptable within the Council's Residential Extension Guidelines - The outbuilding may be used as a separate unit of residential accommodation <u>Summary of reasons for approval</u> - Does not represent a significant increase in building works over the existing and due to location and the existence of additions on neighbouring properties would not cause loss of light, outlook or privacy - Outbuilding is similar in scale to those at neighbouring properties and so would not harm neighbours' living conditions or the character of the area - A condition would be recommended stating the outbuilding cannot be used as an independent dwelling			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	222 Whitton Dene, Isleworth, TW7 7LU	Hounslow South	01203/222/P3	george.clarke@hounslow.gov.uk
Proposal	Demolition of existing outbuilding and erection of a single storey outbuilding as habitable room at the rear garden of the house			
No. of submissions: 1	<u>Summary of objections</u> - The use of the outbuilding as a habitable room would cause harm to neighbours <u>Summary of reasons for approval</u> - The proposed use of part of the outbuilding would be acceptable for purposes ancillary to the main house, not as a separate residence or business. This can be regulated by a planning condition.			
Outcome				

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	177 Lampton Road, Hounslow, TW3 4EZ	Hounslow Central	BWR/2015/00744	Baldeep.chana@hounslow.gov.uk
Breach	Unauthorised creation and use of a shisha area at the rear property			
Proposed remedy	• Cease use of the premises as a shisha area • Remove the shisha area and associated shisha paraphernalia • Removal all resultant debris from the Land			
Outcome				

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WEEK 29 2016
22 July 2016 to 29 July 2016

CHISWICK AREA**Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	2 Oak Lock Mews, Chiswick W4 2DS	Turnham Green	02901/C2/P2	natalie.lynch@hounslow.gov.uk
Proposal	Removal of condition 7 restriction on residents parking permit submitted following planning permission 02901/C2/P1 dated 09/02/2016 for erection of a two storey house following the demolition of the existing single storey office building.			
No. of submissions: 1	<u>Summary of objections</u> - Impact on parking in the surrounding area <u>Summary of likely reasons for refusal</u> - Would result in additional parking pressures in the surrounding area contrary to policy EC2.			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	274 Chiswick High Road, Chiswick W4 1PD	Chiswick Riverside	00248/274/P10	natalie.lynch@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to create one flat and associated store			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Would provide a poor standard of living accommodation given its positioning to the rear of the site at ground floor level and adjacent to a car park contrary to policy SC5. - Adequate servicing for the shop has not been shown			
Outcome				

Wards: Turnham Green – Chiswick Homefields – Chiswick Riverside

Item	Address	Ward	Ref. No.	Case officer details
3	68 Grove Park Terrace, Chiswick W4 3JL	Chiswick Riverside	00528/68/P7	natalie.lynch@hounslow.gov.uk
Proposal	Erection of a part single, part two-storey rear extension with glazed lantern incorporating extended lower terrace and steps. Installation of metal glazed sliding doors to garage rear elevation. Minor internal alterations to upper and lower ground floors.			
No. of submissions: 1	<u>Summary of objections</u> - - Harm to the character of the house and neighbouring houses <u>Summary of likely reasons for refusal</u> - -Harm to architectural and historic interest of this Grade II listed house contrary to policy CC4			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
5	1A Dartmouth Place, W4 2RH	Chiswck Homefields	01411/1A/P1	natalie.lynch@hounslow.gov.uk
Proposal	Demolition of the existing building and rebuilding to provide eight flats, private and communal landscaped amenity space, eight car parking spaces and cycle racks.			
No. of submissions: 28	<u>Summary of objections</u> - Loss of trees - Impact on parking - The size and scale is out of keeping with the surrounding Conservation Area - Harm to neighbours through loss of light and overlooking. <u>Summary of likely reasons for refusal</u> - Proposed bulk and massing of the building is considered to be excessive - The development would fail to preserve or enhance the setting of the Chiswick House Conservation Area - Unacceptable loss of trees on site which would have an impact on the visual amenity of the street scene - Substandard visibility at access for increased use			
Outcome				

Wards: Turnham Green – Chiswick Homefields – Chiswick Riverside

Item	Address	Ward	Ref. No.	Case officer details
6	72 Grove Park Road, Chiswick W4 3QA	Chiswick Riverside	00527/72/P6	joney.ramirez@hounslow.gov.uk
Proposal	Creation of vehicular access to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - inadequate visibility splays - harm to pedestrian safety. Note: If amended plans reduce the height of the boundary wall to 0.6m within the visibility splays, proposal may be recommended for approval under delegated powers.			
Outcome				

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	276-278 Chiswick High Road, W4 1PD	Turnham Green	00248/276-278/P2	natalie.lynch@hounslow.gov.uk
Proposal	Conversion of the existing properties to create three flats, erection of rear staircase tower, additional third floor extension to number 276 and extension to the existing third floor at number 278			
No. of submissions: 1	<u>Summary of comments</u> - Enquiry about loss of light – not objection <u>Summary of likely reasons for approval</u> - The application was previously added to the pending decisions list (week 22) with a recommendation for refusal. Since then, amended plans have been received to remove the proposed front roof terrace and reduce the size and scale of the rear stairwell to the size approved at 264 Chiswick High Road. Would not harm neighbours' living conditions and would be a sympathetic addition.			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	Basement Flat, 8 Cambridge Road North, W4	Turnham Green	00197/8/P2	violet.dixon@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to the basement flat and a detached single storey outbuilding to the rear.			
No. of submissions:	<u>Summary of objections</u> - Out of keeping with extensions in surrounding area - Proposed outbuilding would result in loss of two trees in conservation area <u>Summary of likely reasons for approval</u> - The outbuilding would not harm neighbours' living conditions or the appearance of the area. - The trees are immature self-sown Sycamores and contribute little to the appearance of the Conservation Area.			
Outcome				

PENDING DECISIONS LIST

WEEK 29 2016
22 July 2016 to 29 July 2016

HESTON & CRANFORD AREA**Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	32 Guernsey Close, Hounslow, TW5 0PH	Heston East	01355/32/P2	sam.smith@hounslow.gov.uk
Proposal	Erection of a detached three bedroom house at the side of 32 and a front porch to 32.			
No. of submissions: 4	<u>Summary of objections</u> - Additional house would result in the area becoming very cramped and populous, impacting on the character of the area. - Proposed house would be out of character due to containing three bedrooms and proposed size - Strain on infrastructure including sewage. - Main arterial sewer runs through proposed site of house - Existing property has been extended previously - Loss of light - Insufficient amenity space due to construction of outbuilding in rear garden - Increased demand for parking - Proposal would fail to match with existing terrace - Occupants do not clean their garden <u>Summary of likely reasons for refusal</u> - The amenity space both for the original house and proposed house would be inadequate, harmful to occupants' living conditions - The front elevation house fails to respect the existing architecture of the terrace and would harm the street scene. - In the absence of off-street parking, the applicant has failed to demonstrate that the surrounding highway network could accommodate the car parking demand resulting, without harming the safe and free flow of vehicles and pedestrians. - Lacks appropriate cycle parking.			
Outcome				

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	13 Armytage Road, Heston, TW5 9JH	Heston West	OUTR/2016/00388	baldeep.chana@hounslow.gov.uk
Breach	Unauthorised use of the outbuilding as a separate residential dwelling			
Proposed remedy	• Cease the use of the outbuilding as a separate residential dwelling • Remove the kitchen and all kitchen associated facilities • Remove the bathroom and all bathroom associated facilities • Remove all resultant debris from the Land. (Outbuilding itself is immune therefore no demolition)			
Outcome				

PENDING DECISIONS LIST

WEEK 29 2016
22 July 2016 to 29 July 2016

ISLEWORTH & BRENTFORD AREA**Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	Hussaini Islamic Centre, 19 Thornbury Road, Isleworth, TW7 4HQ	Osterley and Spring Grove	01119/19/P16	sam.smith@hounslow.gov.uk
Proposal	Proposed retention of raising of boundary wall and covered walkway in front yard area			
No. of submissions: 4	<u>Summary of objections</u> - Visitors to the site park in the neighbouring health centre car park - Increased demand for parking - Existing car parking provision is not enough - Owners have made many alterations to the building without planning permission and have harmed the appearance of the building - Building has become an eyesore and harms the Conservation Area - Existing wall does not have permission <u>Summary of likely reasons for refusal</u> - The boundary walls detract from the appearance of the building and fail to harmonise with the distinctive Gothic architecture of the original building - Increased height out of proportion with the context of the site and immediate area harmful to the street scene. - PVC is an unacceptable material for use adjacent to this Locally Listed Building and harms the conservation area. - The walls and covered walkway prevent use of three parking spaces required by the original permission granting use as a place of worship (01119/E/P12), creating additional local parking demand that the applicant has failed to show can be safely met.			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	109 Windmill Road, Brentford TW8 9LZ	Brentford	01217/109/P5	joney.ramirez@hounslow.gov.uk
Proposal	Erection of a two storey rear extension to provide a self-contained unit			
No. of submissions: 1	<u>Summary of objections</u> - Overdevelopment of site - Proposal not in keeping with the area - Extension would cause loss of light to neighbouring properties <u>Summary of likely reasons for refusal</u> - Would result in a bulky addition which would harm the character and appearance of the street scene.			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
3	67-69 Isleworth Business Complex, St Johns Road, Isleworth, TW7 6NL	Isleworth	00981/C/P83	eamon.cassidy@hounslow.gov.uk
Proposal	Development of a new self-contained office block (B1 use). Parking at ground floor will be retained with offices at first floor.			
No. of submissions: 2	<u>Summary of objections</u> - Increased parking and congestion with Isleworth Business Complex and the surrounding streets. - Concerns regarding the appearance. <u>Summary of likely reasons for refusal</u> - Inappropriate position and design and excessive size and scale would harm the character and appearance of the surrounding area and neighbours' living conditions. - Unacceptable level of car parking for the proposal and existing residential units adjacent the site, harmful to the free flow of traffic in and around the area.			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
4	7 Avenue Road, Isleworth, TW7 4JL	Osterley and Spring Grove	00064/7/P1	george.clarke@hounslow.gov.uk
Proposal	Erection of a single storey rear extension and front and rear roof extensions to the house			
No. of submissions: 1	<u>Summary of objections</u> - The addition of a dormer to the front would look odd and unbalance the street. <u>Summary of likely reasons for refusal</u> - The proposed rear extension would be of an excessive scale which would harm neighbouring living conditions and harm the appearance of the house and conservation area contrary to the Residential Extension Guidelines. - The design of the rear dormer would be inappropriate for the road. - The front dormer would harm the appearance of the Conservation Area			
Outcome				

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	20 Northumberland Avenue, TW7 5HU	Osterley and Spring Grove	00819/20/P3	george.clarke@hounslow.gov.uk
Proposal	Erection of a two storey side and single storey rear extension to the house			
No. of submissions: 1	<u>Summary of objections</u> - Single storey rear extension loss of light and outlook <u>Summary of reasons for approval</u> - Rear extension complies with the Residential Extension Guidelines and is not considered harmful to neighbours' living conditions.			
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	30 Queens Terrace, Isleworth, TW7 7DB	Isleworth	01236/30/P1	kieran.mccallum@hounslow.gov.uk
Proposal	Erection of a single storey rear extension to the house			
No. of submissions: 1	<u>Summary of objections</u> - Out of keeping with area, particularly extension present at neighbouring property. - Access to other properties will be affected by works, and works will cause disturbance. <u>Summary of reasons for approval</u> - The proposal is of a size and bulk matching that of the neighbouring property's extension, and therefore would not harm the character and appearance of the area or neighbours' living conditions, subject to satisfactory materials.			
Outcome				

Development on Council Land

Item	Address	Ward	Ref. No.	Case officer details
1	Bedfont Primary School, Feltham, TW14 9QZ	Bedfont	00576/P/S11	george.clarke@hounslow.gov.uk
Proposal	Installation of a roof mounted ventilation plant and associated works including the erection of handrails to roof perimeter and access ladders			
No. of submissions: 0				
Outcome				

Item	Address	Ward	Ref. No.	Case officer details
2	Chatsworth Junior School, TW3 2NW	Hounslow South	00586/B/S18	george.clarke@hounslow.gov.uk
Proposal	Installation of a roof mounted ventilation plant and associated works including the erection of handrails to roof perimeter and access ladders			
No. of submissions: 0				
Outcome				